



17 Charminster Avenue

Bournemouth, BH9 1RP

SPENCERS
COASTAL





A distinguished Edwardian residence, remodelled and sympathetically extended and refurbished to blend timeless character with generous proportions and modern convenience

The Property

Guide Price £650,000 - £700,000

A large entrance porch opens into a grand reception hallway where tall ceilings and natural light create an immediate sense of scale. Original herringbone parquet flooring complements the sweeping staircase, while double doors open into the rear reception rooms.

To the front, the sitting room is anchored by a deep bay window and open fireplace with ornate surround. Generous in scale, it flows seamlessly through to the kitchen and dining areas.

The kitchen/breakfast room forms the heart of the home, fitted with an extensive range of cabinetry and quality wooden worktops. The standout feature is the huge sliding picture window, drawing the garden inside and creating a sociable, light-filled space. A side door opens directly to the garden, with an adjoining archway leading back into the dining room. Appliances include a five-ring gas hob with stainless steel extractor, oven, fridge freezer and dishwasher.



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Offering around 2,500 sq ft (230 sq m) of versatile living space, five bedrooms, three bathrooms, and landscaped gardens, this home sits on the edge of Queens Park – with legal pack ready. Over 70ft of rear courtyard and garden provide a private and expansive outdoor retreat

The Property Continued ...

The adjoining dining room has an original fireplace. The snug opens out via wall-to-wall bi-fold doors to the courtyard – ideal for entertaining and everyday family living.

At the far end, a laundry room with ample fitted storage cupboards, butler's sink and WC.

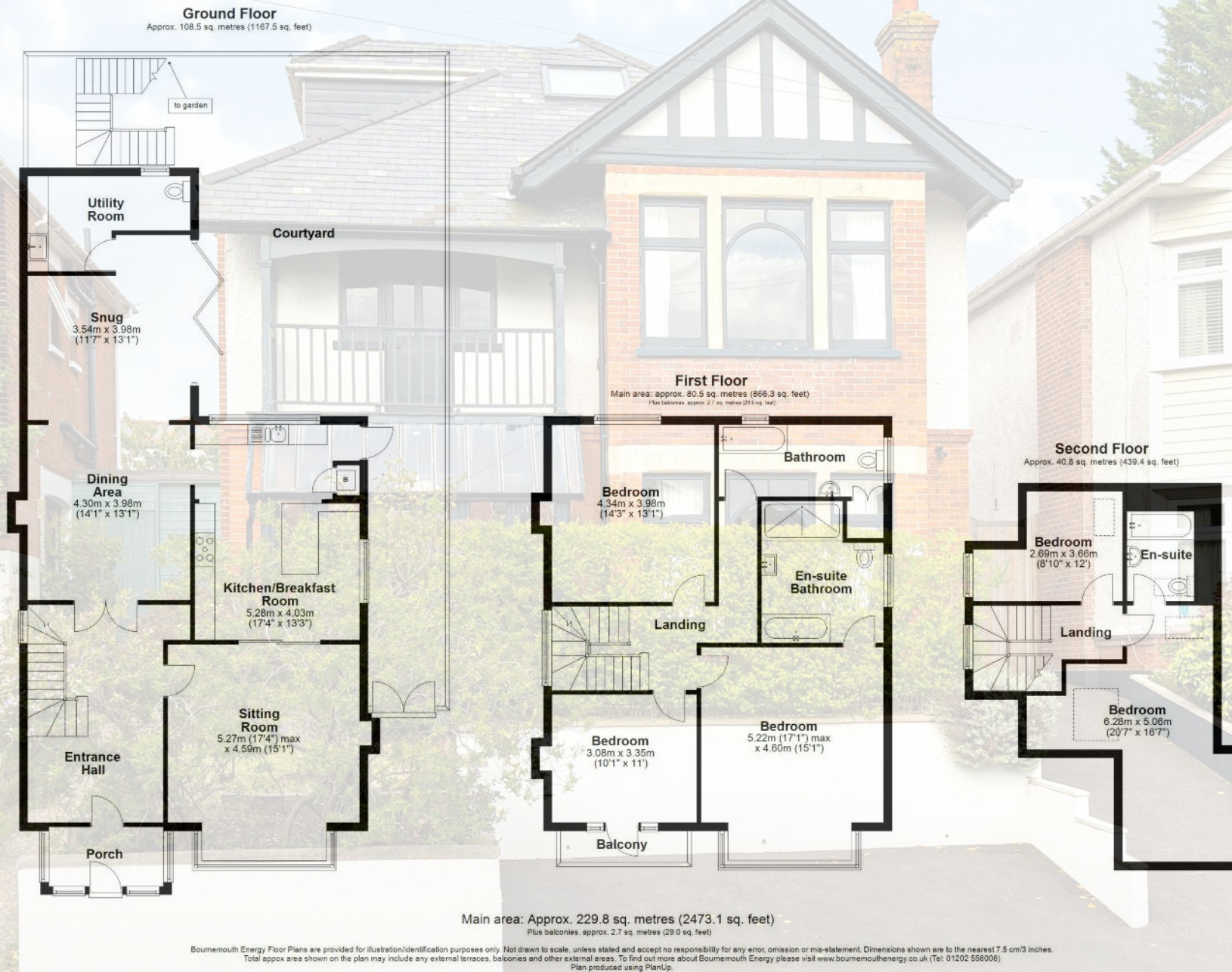
The first floor provides three double bedrooms and a family bathroom. The principal suite is an outstanding feature with its bay window, tiled fireplace and a vast en-suite, complete with vintage vanity, walk-in rainfall shower, double-ended bath, and clever recessed shelving. All bathrooms are finished to a high standard with heated towel rails.

The second floor adds two further bedrooms, one with en-suite, and one perfectly suited as a home office.









Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



Outside

The property is approached via a driveway with space for 2–3 cars. The gardens are beautifully landscaped over two tiers:

- The lower courtyard is a private, sheltered seating area flowing directly from the snug.
- Steps lead to the elevated lawn, bordered by mature shrubs and positioned for all-day sunshine.

Services

Energy Performance Rating: D Current: 63 Potential: 78

Council Tax Band: E

Tenure: Freehold

All mains services are connected to the property

Broadband: FFTP - Fibre to the property directly

Mobile Coverage: No known issues, please contact your provider for further clarity







Queens Park Golf Club



Bournemouth Beach

The Local Area

Set just outside Queens Park, the property enjoys easy access to Charminster and Winton High Streets, Queens Park Golf Course, excellent schools (including Bournemouth Grammar), and major transport routes. Bournemouth's sandy beaches are only 2 miles away.

Points Of Interest

Bournemouth Grammar School	0.3 miles
Queens Park Academy (Infant & Primary)	0.3 miles
Stokewood Leisure Centre	0.3 miles
Charminster & Winton High Streets	0.5 miles
Queens Park Golf Club	1.0 miles
Bournemouth Train Station	1.2 miles
Castlepoint Shopping Centre	1.4 miles
Bournemouth Town Centre	1.5 miles
Bournemouth Beach	2.0 miles
Royal Bournemouth Hospital	2.5 miles
JP Morgan	2.8 miles



For more information or to arrange a viewing please contact us:

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